



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – March 15, 2016

The Board met in regular session pursuant to adjournment of the March 10, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – absent

Tina Osborne, Clerk – present

Minutes of the March 8, 2016 and March 10, 2016 meetings were read and approved.

- 16-0396 A resolution was adopted to accept resignation of Josh Moyer, Emergency Communications Operator within the Warren County Emergency Services Department, effective March 24, 2016. Vote: Unanimous
- 16-0397 A resolution was adopted to amend FLSA status from exempt to non-exempt for Debra Chambers, Office Administrator, within the Facilities Management Department. Vote: Unanimous
- 16-0398 A resolution was adopted to authorize the posting of the “Building and Electrical Inspector I” position, within the Building and Zoning Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-0399 A resolution was adopted to hire Tiffany Barnett as Cashier Receptionist, within the Water and Sewer Department. Vote: Unanimous
- 16-0400 A resolution was adopted to designate Family and Medical Leave of Absence to Bryan Converse, Investigative Caseworker II, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0401 A resolution was adopted to authorize the President of Vice-President of this Board to sign a Satisfaction of Mortgage for Grant Greeley. Vote: Unanimous

- 16-0402 A resolution was adopted to set and advertise Public Hearing #2 to designate projects Warren County intends to fund for the FY 2016 Community Development Block Grant (CDBG) Urban Entitlement Program.
Vote: Unanimous
- 16-0403 A resolution was adopted to approve agreement with Hope Haven for Girls as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services.
Vote: Unanimous
- 16-0404 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-0405 A resolution was adopted to approve bond release for Cincinnati United Contractors, LLC for completion of improvements in Arbor Square, Lot 41 (Advanced Dermatology) situated in Deerfield Township. Vote: Unanimous
- 16-0406 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-0407 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-0408 A resolution was adopted to approve an expense adjustment from Sewer Revenue fund 580 and Purchase Order 15358 to Water Revenue fund 510 and Purchase Order 14930. Vote: Unanimous
- 16-0409 A resolution was adopted to approve expense adjustments from Sewer Revenue fund 580 and Water Revenue fund 510. Vote: Unanimous
- 16-0410 A resolution was adopted to approve appropriation adjustment within Economic Development fund #101-1116. Vote: Unanimous
- 16-0411 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-0412 A resolution was adopted to approve the Stage 2 PUD for Union Village-Otterbein in Turtlecreek Township. Vote: Unanimous
- 16-0413 A resolution was adopted to approve appointments to the Warren County Rural Zoning Commission. Vote: Unanimous
- 16-0414 A resolution was adopted to approve and authorize County Administrator or Deputy County Administrator to renew the agreement with GDF Suez for electric generation to various facilities within the Water and Sewer Department, various facilities within the Park District, and various County Engineer facilities.
Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

John Gambill Jr. and Tony Bunce, Lebanon residents and owners of Historic BBQ, were present to be honored and recognized for being chosen at the Kansas City Barbecue Society's 30th annual awards banquet from a field of over 110 teams as the "Smithfield Team of the Year."

ADMINISTRATIVE HEARING

UNION VILLAGE-OTTERBEIN STAGE 2 PUD IN TURTLECREEK TOWNSHIP

The administrative hearing to consider the Union Village-Otterbein Stage 2 PUD in Turtlecreek Township was reconvened this 15th day of March 2016.

Bruce McGary, Assistant Prosecutor, presented the language for condition #9 and stated that all parties are now in agreement.

Upon further discussion, the Board resolved (Resolution #16-0412) to approve the Stage 2 PUD for Union Village-Otterbein subject to the following nine conditions:

- 1) Compliance with the PUD Stage 1 and the Warren County Rural Zoning Code where relevant as referred to in the PUD Stage 1.
- 2) A water and sewer master plan shall be approved by Warren and Butler County prior to PUD Stage 3.
- 3) A Traffic Impact Study shall be approved by ODOT and/or the County Engineer's Office prior to PUD Stage 3.
- 4) ODOT and/or County Engineer's Office approval of turning radii, access points, roundabouts, and identification of right-of-way needed for SR 63, SR 741, and Greentree Road.
- 5) Sidewalks, paths, open space, and stormwater management areas shall be maintained by the Community Authority.

- 6) Approval of stormwater management by the County Engineer's Office prior to PUD Stage 3.
- 7) Approval of an erosion and sediment control plan prior to earth moving activities.
- 8) Developer participation in a SR 63 and SR 741 Task Force.
- 9) Developer is required to perform a Traffic Impact Study related to the Development and that the Traffic Impact Study may require Developer to make certain roadway improvements, both contiguous to the Development and extraterritorial to the Development (collectively, "Required Roadway Improvements"). Developer will be required to make, or contribute to the cost of, Required Roadway Improvements that are directly attributable to the Development. Prior to the approval of the Stage 3 application for a particular Phase of the Development, Developer shall finalize its obligations to make, or contribute to the cost of, the Required Roadway Improvements applicable to that particular Phase with ODOT or its designee. ODOT shall determine which public improvements directly attributable to that particular Phase of the Development are to be constructed by Developer simultaneously with that Phase of the Development, or constructed by ODOT or its designee. Once so determined, Developer's obligations relating thereto may be satisfied by: i) constructing those public improvements attributable to a specific Phase of the Development identified by ODOT simultaneously with the construction of such Phase; or ii) agreeing to pay a fee-in-lieu thereof to ODOT or its designee for those public improvements to be constructed by ODOT or its designee.

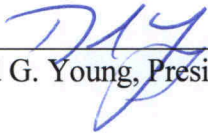
Mike Yetter, Zoning Supervisor, discussed a candidate for the Rural Zoning Commission and upon discussion, the Board resolved (Resolution #16-0413) to appoint Shane Centers as member of the Rural Zoning Commission and James Gibbs as alternate.

Chris Brausch, Sanitary Engineer, was present for a work session and discussed the following matters:

1. Water Service to Highland at Heritage Hill Subdivision—Bruce McGary, Assistant Prosecutor, informed Mr. Brausch and the Board that the Union Township Trustees support the water service being supplied by the City of Lebanon. Upon discussion, the Board agreed to release the water service area to the City of Lebanon with an agreement to follow at a later date.

2. Electric Generation Contract Renewal—Chris Wojnicz, Assistant Sanitary Engineer, reviewed the proposed contract renewal and presented the attached PowerPoint presentation. He then stated that in order to switch providers, it would be necessary to go through the RFP process once again. Upon discussion, the Board resolved (Resolution #16-0414) to approve and authorize County Administrator or Deputy County Administrator to renew the agreement with GDF Suez for electric generation to various facilities within the Water and Sewer Department, various facilities within the Park District, and various County Engineer facilities.
3. Franklin Regional Wastewater Treatment Plant Intergovernmental Agreement—Mr. Brausch presented background information on the Franklin Regional Plan for Commissioner Grossmann and stated that Warren County owns 25% of the plant and reviewed the makeup of the Board of Directors for the plant. He presented the attached PowerPoint presentation and discussed the operation of the plant, the proposed improvements needed as well as the futures actions needed by the Board which include: an amendment to the current agreement, to define the sewer area for the Red Lion Area, support design and construction of improvements at the plan and begin consideration for Warren County to take over as the operator of the regional plant when the contract expires with Viola in 2026.

Upon motion the meeting was adjourned.



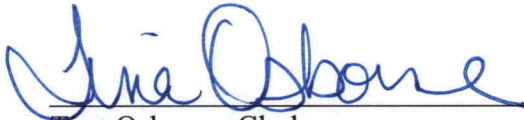
David G. Young, President



Tom Grossmann

Pat Arnold South

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on March 15, 2016, in compliance with Section 121.22 O.R.C.



Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



Warren County

March 15th, 2016

Agenda

- Purchased Electric Generation Background – 2015 Costs
- Current Market Overview – Natural Gas Component
- How is Generation Priced?
- Where Does Renewal Offer Fall?



Background

- Electric Generation Portion of Bills Deregulated
- Must Execute Request for Proposals (RFP) – Large Contract
- RFP March 2, 2014
- Contract April 29, 2014 with GDF Suez for Electric Generation, Renewable for up to 3 years, Renewed in 2015

Background

- Warren County Water & Sewer electric bills around \$1.4 Million
- WCWS Peak usage occurs during peak energy demand at water plants, sewer fairly consistent.



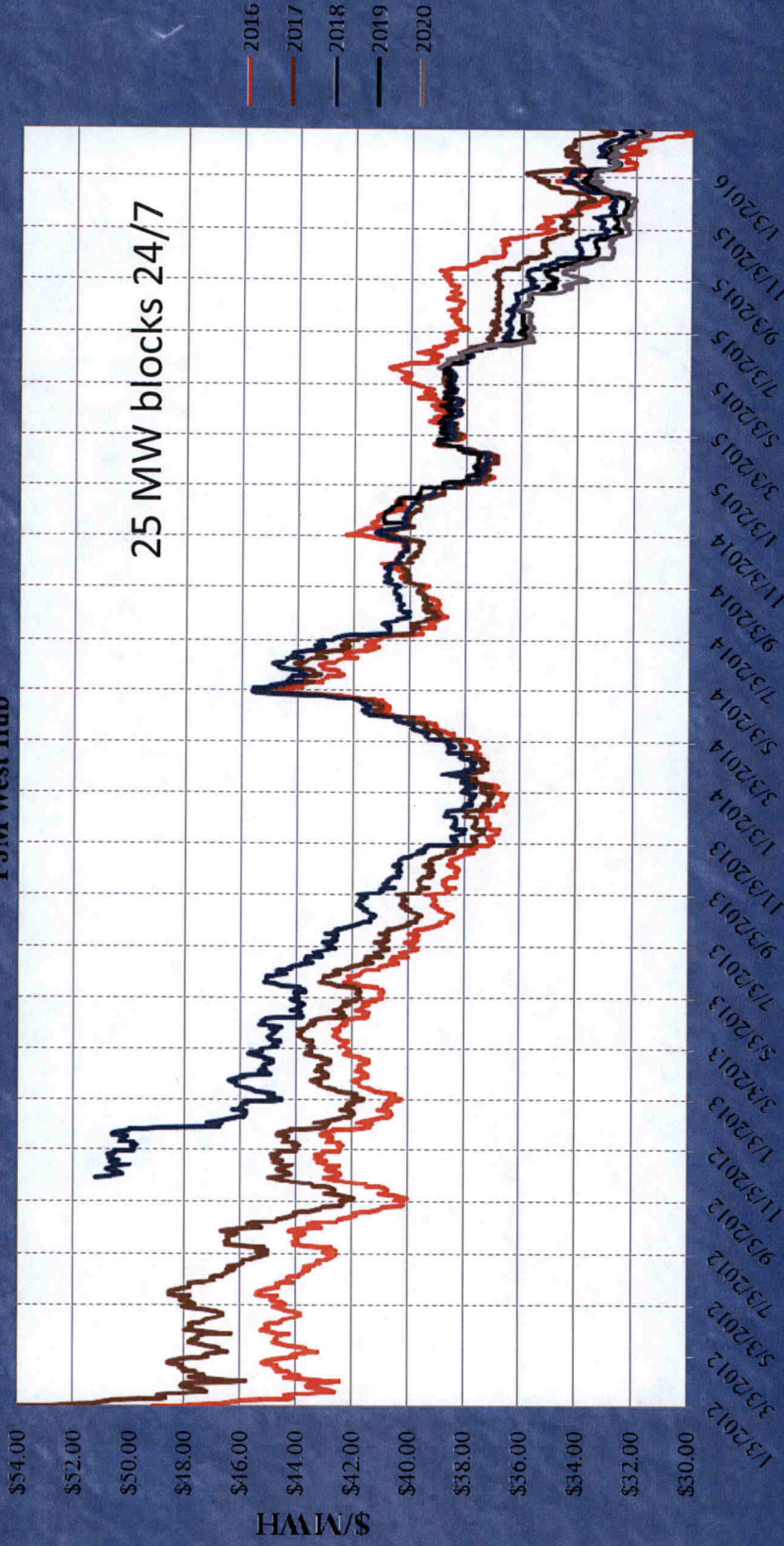
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RESOURCES

ENERGY ADVISORY GROUP

Market Review

Mid-Atlantic Market Trend

Wholesale Round-the-Clock Pricing for Future Years
PJM West Hub





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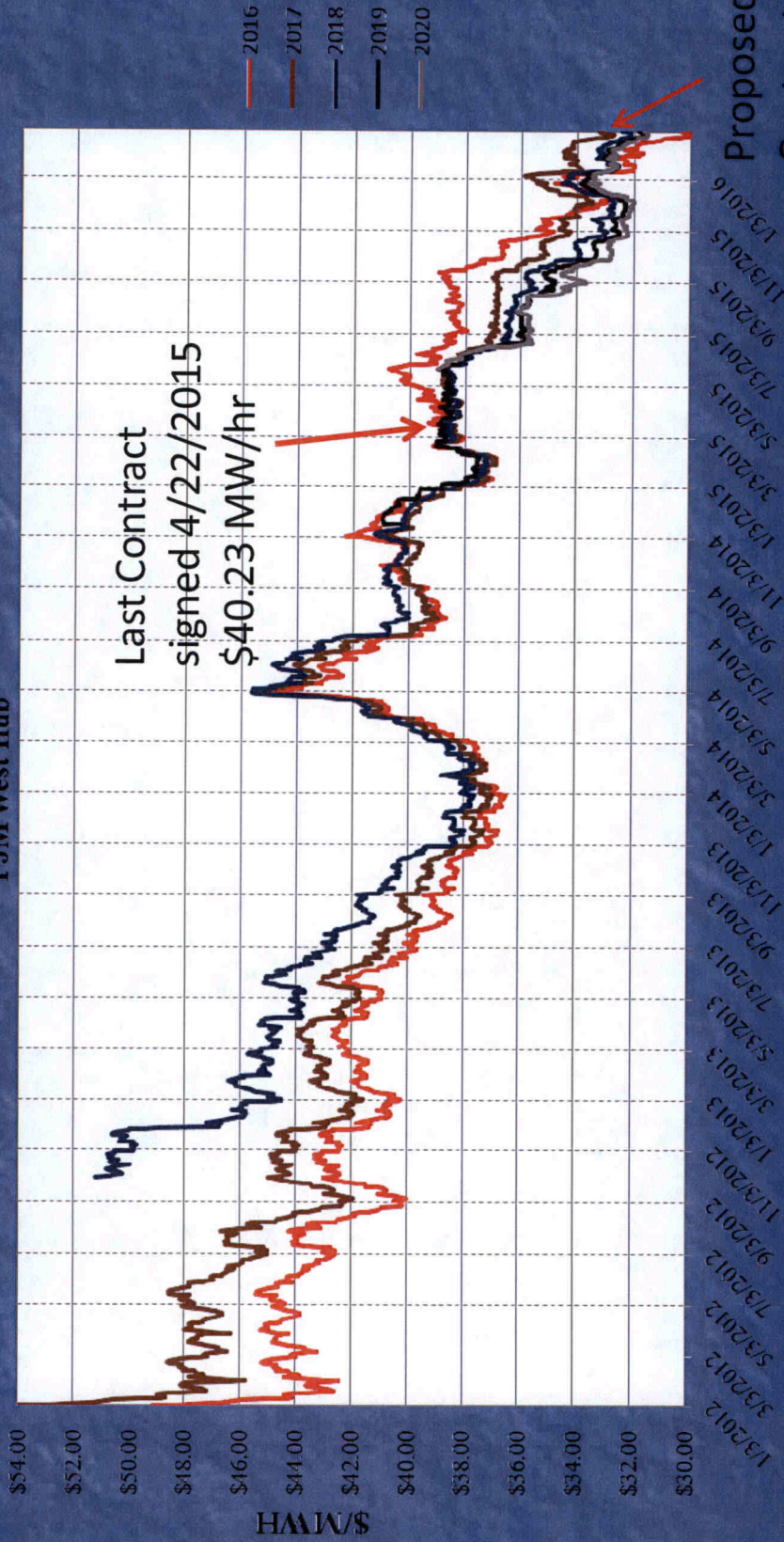
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Market Review



Mid-Atlantic Market Trend

Wholesale Round-the-Clock Pricing for Future Years
PJM West Hub



Proposed Contract
\$36.69 MW/hr

Market Review

- Wholesale pricing shows a slide from a tightly packed \$39 to a traditional spread around \$33-\$34
- The price inversion starting in 2/2015 (Current years more expensive than future years) was holding pricing high in 2015 when compared to Natural Gas (NG)
- Information from Mid American Energy

Market Review



- Coal accounts for 70% of the base energy production for our region.
- NG is used for a small portion of base load but most of the peak load needs.
- Texas is almost 80% base load from NG
- Chart will show wholesale pricing in the low \$20 range.
- Information from Mid American Energy



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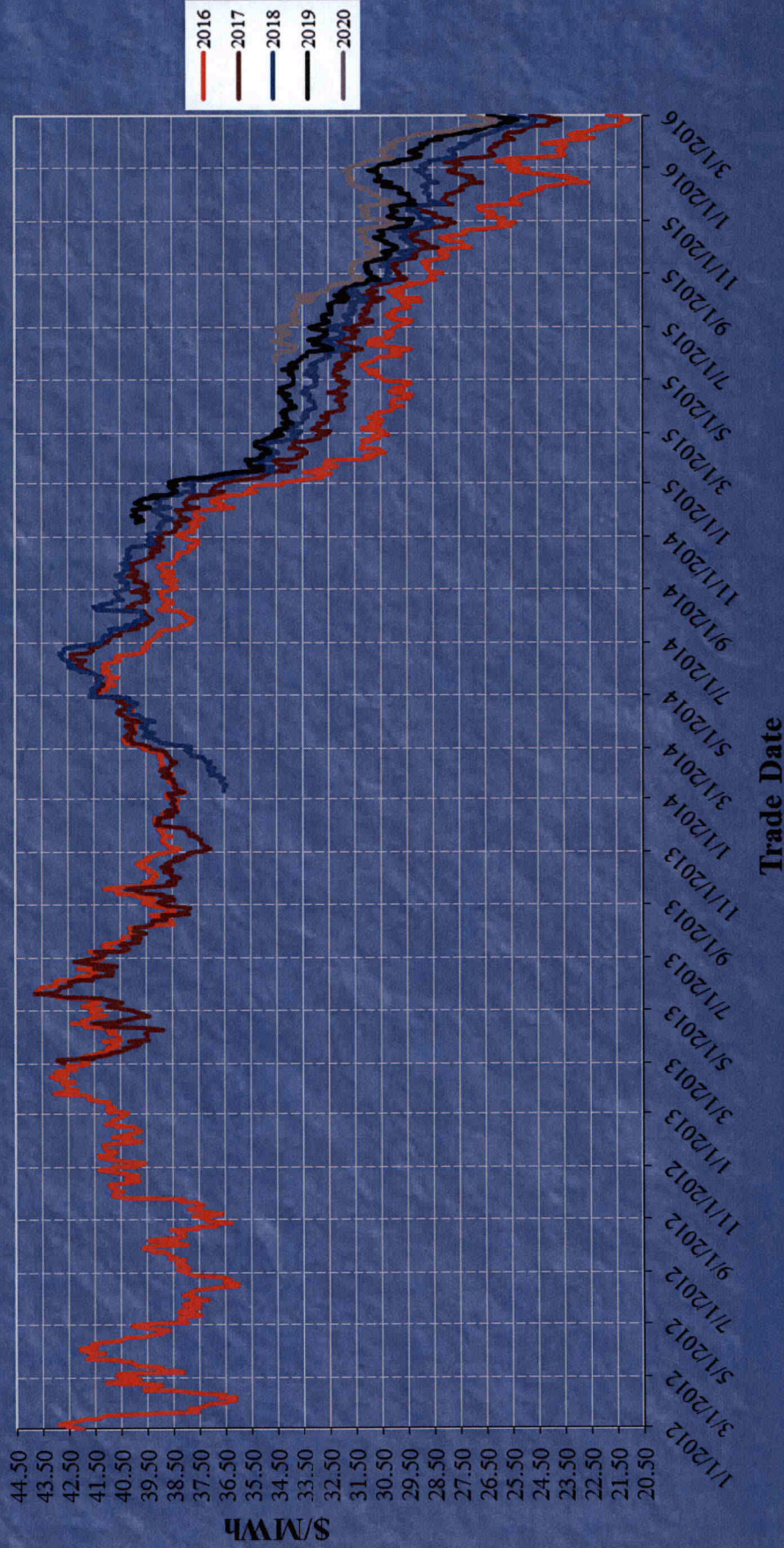
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Market Review

Texas Electric Market Trend

Wholesale Round-the-Clock Pricing for Future Years
ERCOT-NORTH



Pricing



DEOK Load Zone

| Calendar Year | BAL and CAL Strips | | | Standard Trading Terms | | |
|---------------|--------------------|-----------------|------------|------------------------|-----------------|------------|
| | ON PEAK \$/MWh | OFF PEAK \$/MWh | RTC \$/MWh | ON PEAK \$/MWh | OFF PEAK \$/MWh | RTC \$/MWh |
| Apr-2016 | | | | \$33.46 | \$25.8 | \$29.38 |
| May-2016 | | | | \$36.41 | \$25.1 | \$30.22 |
| Jun-2016 | | | | \$36.59 | \$25.03 | \$30.69 |
| Jul-2016 | | | | \$43.22 | \$27.14 | \$34.58 |
| Aug-2016 | \$37.72 | \$26.9 | \$31.91 | \$35.87 | \$24.75 | \$29.95 |
| Sep-2016 | | | | \$36.84 | \$28.95 | \$32.55 |
| Oct-2016 | | | | | | |
| Nov-2016 | | | | | | |
| Dec-2016 | | | | | | |
| Jan-2017 | | | | \$42.95 | \$35.26 | \$38.82 |
| Feb-2017 | | | | | | |
| Mar-2017 | | | | \$37.06 | \$27.82 | \$32.17 |
| Apr-2017 | | | | \$37.24 | \$26.71 | \$31.7 |
| May-2017 | | | | \$37.61 | \$26.56 | \$31.97 |
| Jun-2017 | \$339.32 | \$29.08 | \$33.84 | \$45.22 | \$28.62 | \$36.3 |
| Jul-2017 | | | | \$37.29 | \$26.68 | \$31.4 |
| Aug-2017 | | | | | | |
| Sep-2017 | | | | | | |
| Oct-2017 | | | | | | |

-On Peak =
7am-11pm
-Current Retail
pricing for 5 MW
blocks 24/7
-Information
from IGS Energy
-We are being
offered \$36.69



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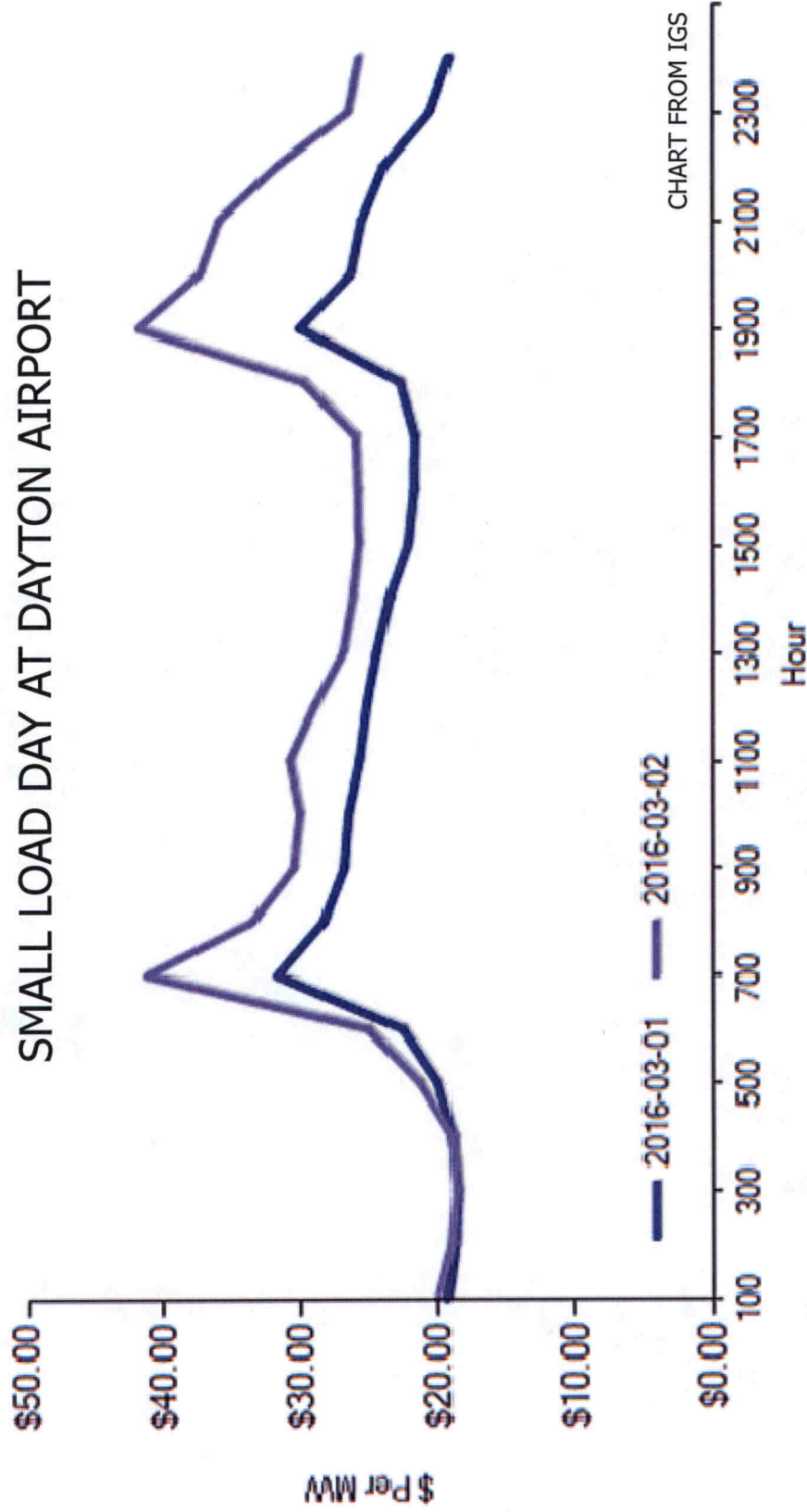
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Pricing

WC

Today Versus Tomorrow's DA DAYTON LMP

SMALL LOAD DAY AT DAYTON AIRPORT





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Pricing



- Pricing varies more by the hour than by how much is used. It's not how much you use, but when you use it.
- Since the supplier is committing to 100% of the usage, the more used during peak hours, the higher the price.

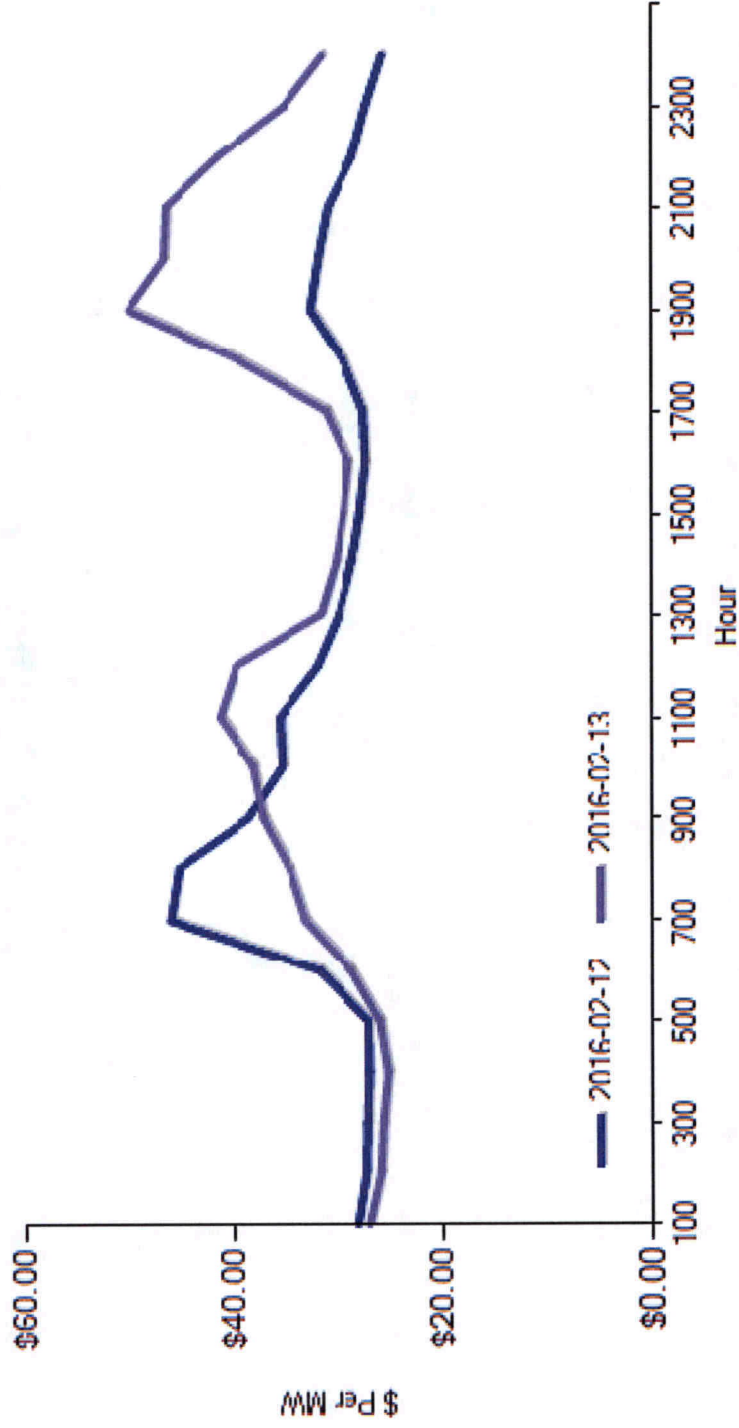


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Pricing



Today Versus Tomorrow's DA DAYTON LMP



Pricing



- Previous Chart from IGS showing a typical moderate load day
- Average on peak (7 am – 11 pm) price is \$43.25

Price Comparison



- Other recent deals have shown pricing to be fair and reasonable last 4 weeks.
- Ohio University signed a 4 MW block 24/7 Calendar 2017 for \$34.27 (AEPE)
- Local Manufacturer 12 month Energy Only contract 12/2016-12/2017 \$38.25 (Mid American)

Price Comparison



- Local Manufacturer 12 Month Energy Only
Contract for Calendar 2017 \$36.46 (GDFS)
- Local retailer signed 12 month energy only
block 5/2016-5/2017 for \$36.45 (Mid
American)
- City of Dayton signed 5 MW 24/7 block for
2017 for \$34.00 (IGS)

Price Comparison

- City of Cincinnati offered 12 month 5 MW 24/7 block for 5/2016-5/2017 block for \$34.75 (IGS)
- Local Manufacturer signed 24 Month Energy only 5/2016-5/2018 for \$37.92 (Mid American)



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Price Comparison

RECENT CONTRACTS

COST

| | |
|-------------------------|----------------------|
| City of Dayton | \$34.00 MW/hr |
| Ohio University | \$34.27 MW/hr |
| City of Cincinnati | \$34.75 MW/hr |
| Local Retailer | \$36.45 MW/hr |
| Local Manufacturer | \$36.46 MW/hr |
| WARREN CO. WATER | \$36.69 MW/hr |
| Local Manufacturer | \$37.92 MW/hr |
| Local Manufacturer | \$38.25 MW/hr |

Next Step

- Renew for 2016 with fixed priced products
- Do RFP for future years now
- Look for possibility to sign Load Following Product



FRANKLIN REGIONAL WASTEWATER TREATMENT PLANT INTERGOVERNMENTAL AGREEMENT

Warren County Commissioners

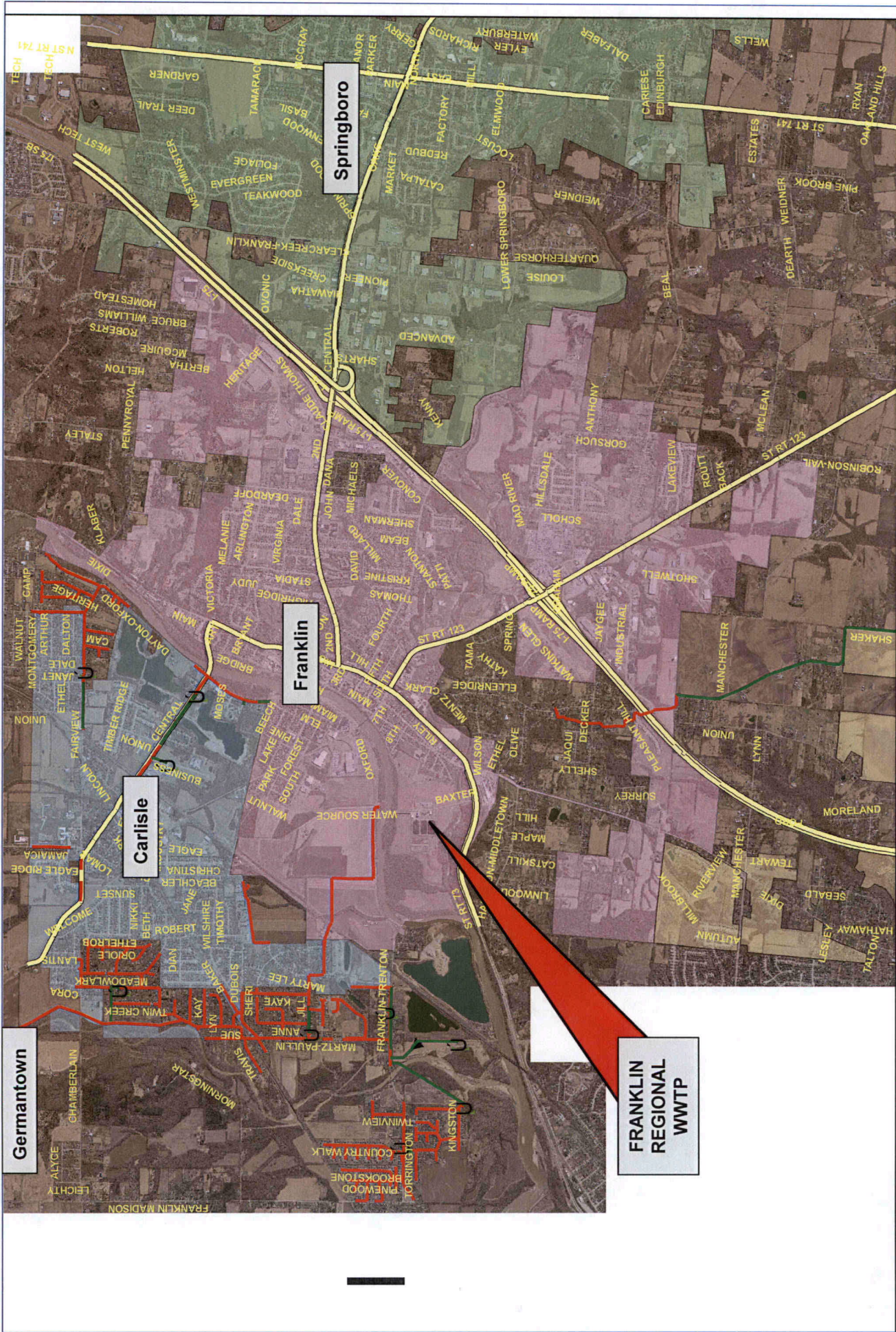
March 15, 2016

AGENDA

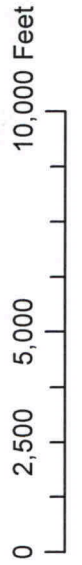
1. Franklin Regional Plant Background
2. Operation of the Plant
3. Intergovernmental Agreement



Water & Sewer Department



Franklin/Carlisle/Springboro Warren County



The Franklin Regional Wastewater Treatment Corporation provides long term water quality solutions in northwest Warren County.

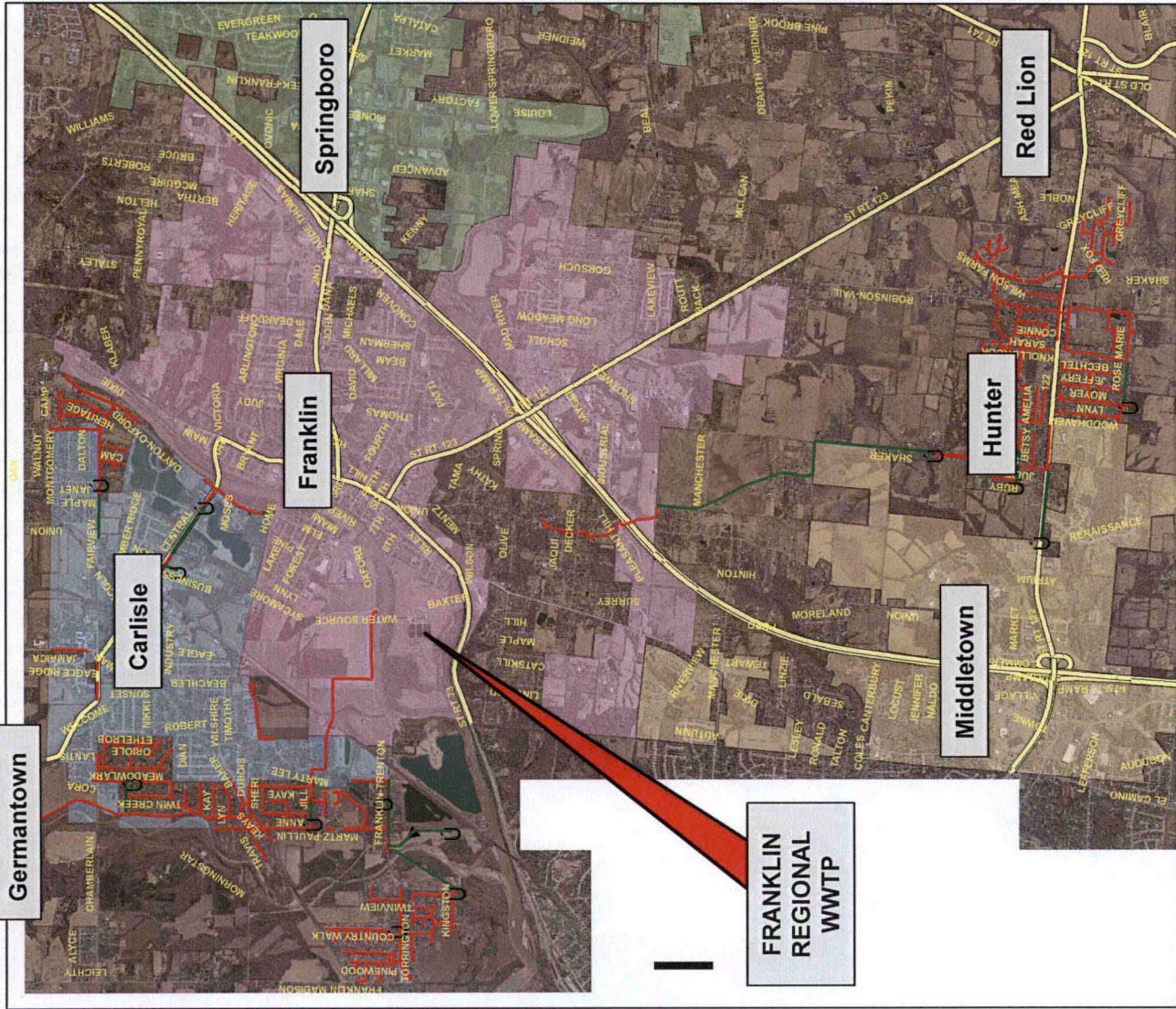
- Articles of Incorporation – June 20, 1995
- Non-Profit Corporation
- Purpose: Oversee the operation of the Regional Wastewater Treatment Facility & Trunk Sewers
- Five Member Board
 - City of Franklin
 - Warren County
 - City of Carlisle
 - Germantown
 - 2 Board Members
 - 1 Board Member
 - 1 Board Member
 - 1 Board Member
- One Employee – Cheryl Shields, Administrator

WARREN COUNTY OWNS APPROX 25% OF THE FRANKLIN FACILITY

Water & Sewer Customers

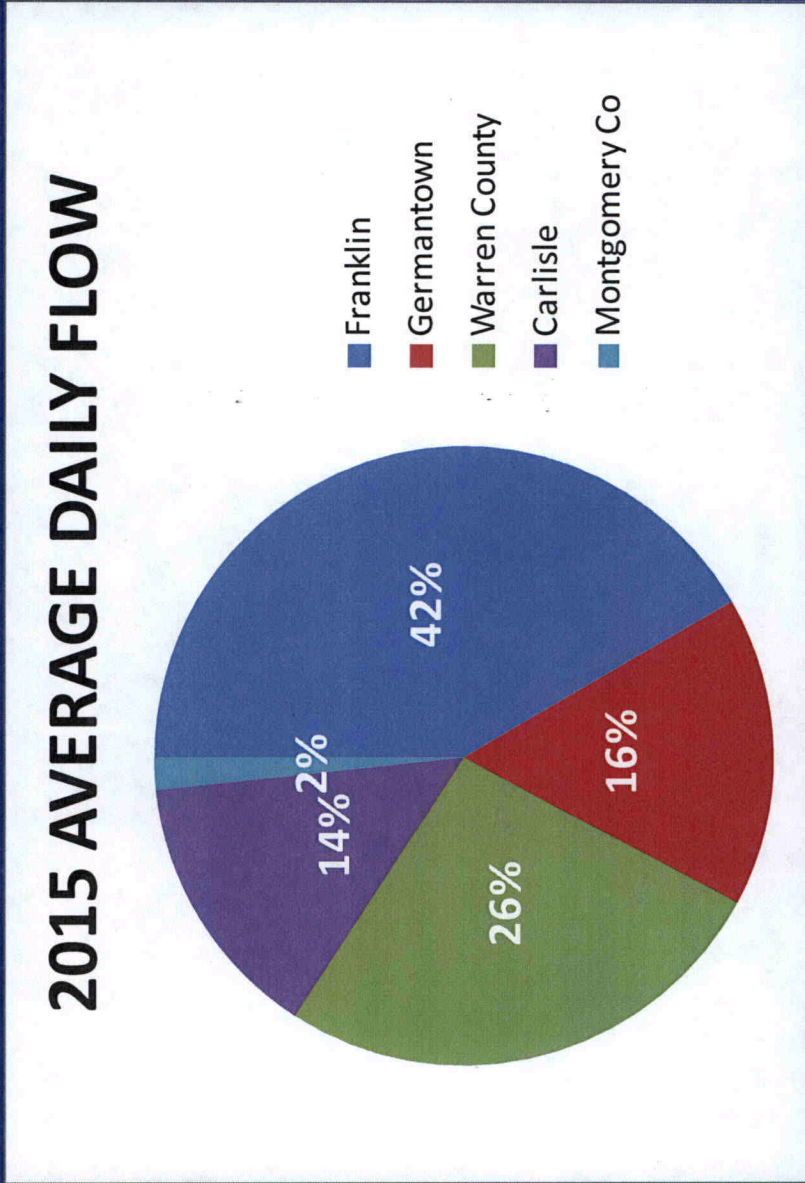
- Northern Franklin Twp
- Tara Estates
- Meadowlark Estates
- Pleasant Acres
- Country Walk
- Castlebrook
- Cobblestone
- Hunter Area
- Wilson Farms
- Graycliff

2,357 Warren County Customers



10,000 Feet Franklin/Carlisle/Springboro Warren County

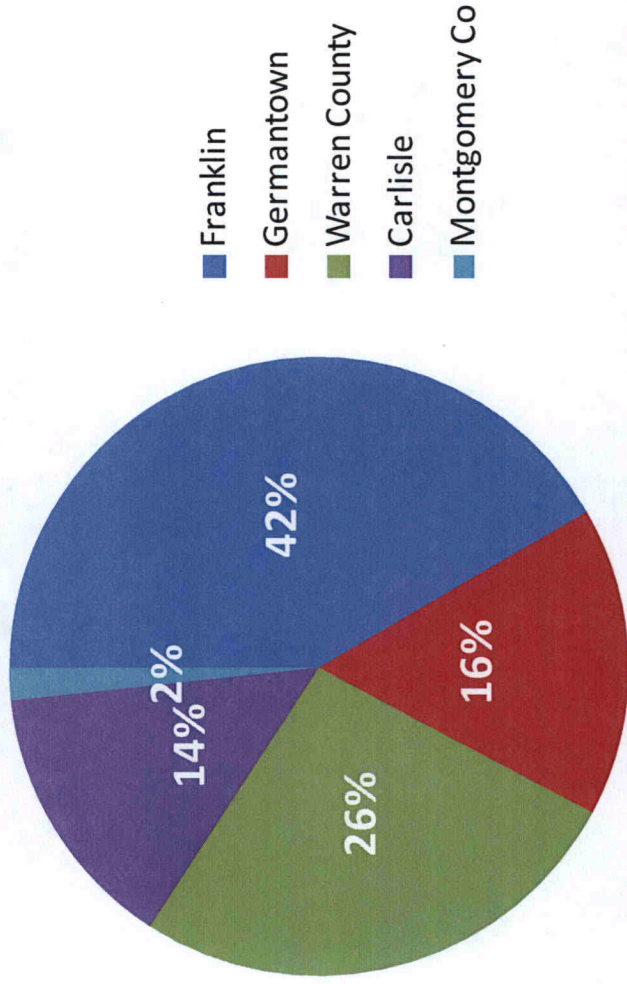
Warren County is the second largest stakeholder and our interest is growing



- 2015 Treatment Plant Average Daily Flow was 3.13 Million Gallons Per Day
- Warren County's 2015 Flow was 0.827 Million Gallons Per Day.
- 2015 Viola Service Fee: \$3,304,000
- 2015 Warren County Payment: \$789,000

The

2015 AVERAGE DAILY FLOW



- 2015 Treatment Plant Average Daily Flow was 3.13 Million Gallons Per Day
- Warren County's 2015 Flow was 0.827 Million Gallons Per Day.
- 2015 Viola Service Fee: \$3,304,000
- 2015 Warren County Payment: \$789,000

Collaboration and teamwork will be required to overcome challenges at the aging facility.

- 1971 Construction
- Previously owned by the Miami Conservancy District
- Rating: 4.5 Million Gallons per Day
- Aerated Lagoon Treatment
- Land Applied Biosolids
- Minimal upgrades since 1971



Violia (previously known as “Wheelabrator” has operated the facility since 1995. The Board entered into a new 10-year Service Agreement with Violia in 2015.

Collaboration and teamwork will be required to overcome challenges at the aging facility.

FUTURE CHALLENGES

- Equipment Replacement
- Growing Customer Base
- Upcoming Regulations
 - Nutrient Limits
 - Screening
- Hydraulics
- Land Application of Biosolids



Upgrades are required and phased improvements will help relieve the financial burden.

Phase 1 Improvements

- Estimated Design: 2017-2018
- Anticipated Construction: 2019-2020
- Construction Budget: \$5 to 6 Million
- Capital Upgrades
 - Clear Creek Lift Station
 - Headworks/Screening
 - Rebuild Primary Clarifiers
 - Phosphorous Reduction

Construction expenses will be paid through cash reserves and debt (low interest OWDA Loan).

The Intergovernmental Agreement provides the necessary structure for success

MAIN FUNCTIONS

- Manage the 2015 Viola Service Agreement
- Plan & Implement Capital Improvements
- Administer Fees & Manage Revenues
 - Reserve Fund
 - Capital Improvement Fund
 - Viola Service Fee Fund

NEW CHANGES

- Agreement includes Warren County
- Creation of the Capital Improvement Fund

Future BOCC Actions

- April 2016 – Approve & Execute the Amended and Restated Intergovernmental Agreement
- Define the sewer service area for Red Lion
- Support the design and construction of improvements to the Franklin Regional WWTP.
- Consider operating the Franklin Regional WWTP when the Viola Service Agreement expires in 2016